

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Mackenzie Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,175,000

&

\$1,250,000

Median sale price

Median price \$1,155,000

Property Type House

Suburb Brunswick

Period - From 01/04/2026

to

30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	82 Union St BRUNSWICK 3056	\$1,210,000	13/05/2026
2	39 Howard St BRUNSWICK 3056	\$1,222,000	26/02/2026
3	54 Donald St BRUNSWICK 3056	\$1,222,000	14/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/07/2026 10:47

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Indicative Selling Price

\$1,175,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,155,000



Property Type: House

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



82 Union St BRUNSWICK 3056 (REI/VG)



Price: \$1,210,000

Method: Sold Before Auction

Date: 13/05/2026

Property Type: House (Res)

Land Size: 173 sqm approx

Agent Comments



39 Howard St BRUNSWICK 3056 (REI/VG)



Price: \$1,222,000

Method: Private Sale

Date: 26/02/2026

Property Type: House

Land Size: 184 sqm approx

Agent Comments

With car space



54 Donald St BRUNSWICK 3056 (REI/VG)



Price: \$1,222,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 217 sqm approx

Agent Comments

Further north, slightly bigger block with car space

Account - Jellis Craig | P: 03 9387 5888